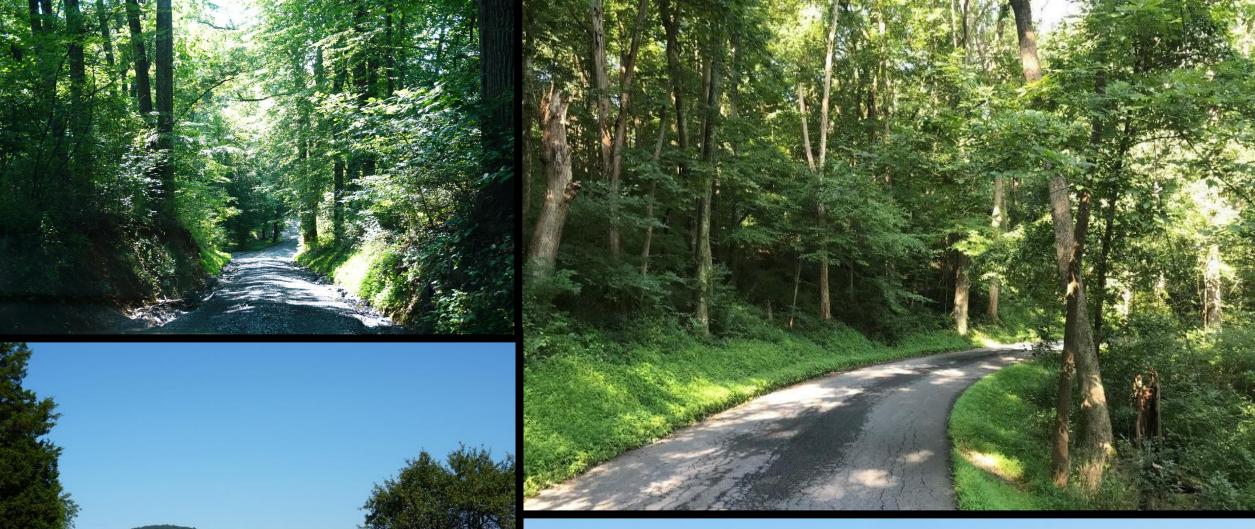
# Sugarloaf Treasured Landscape Management Plan Stakeholders' Advisory Group July 27 & 28, 2021



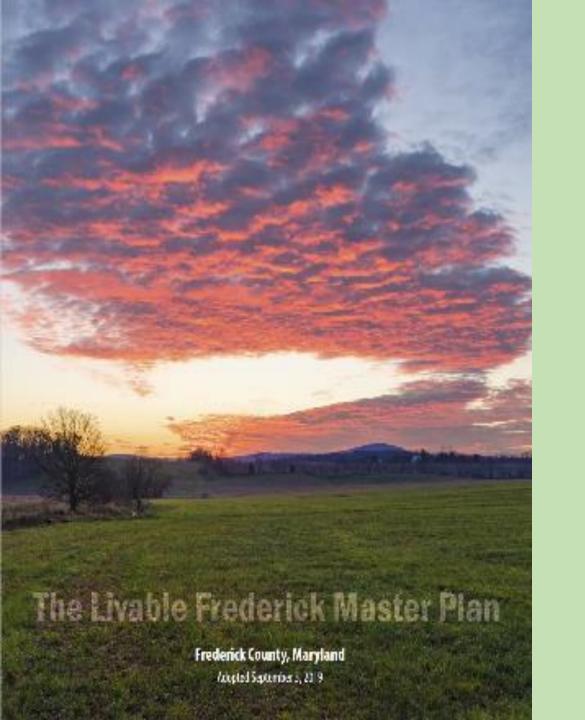


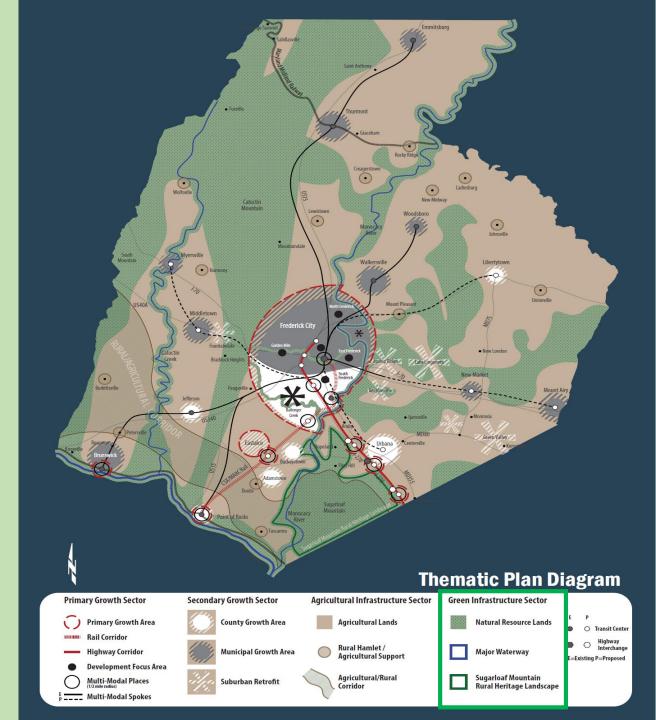


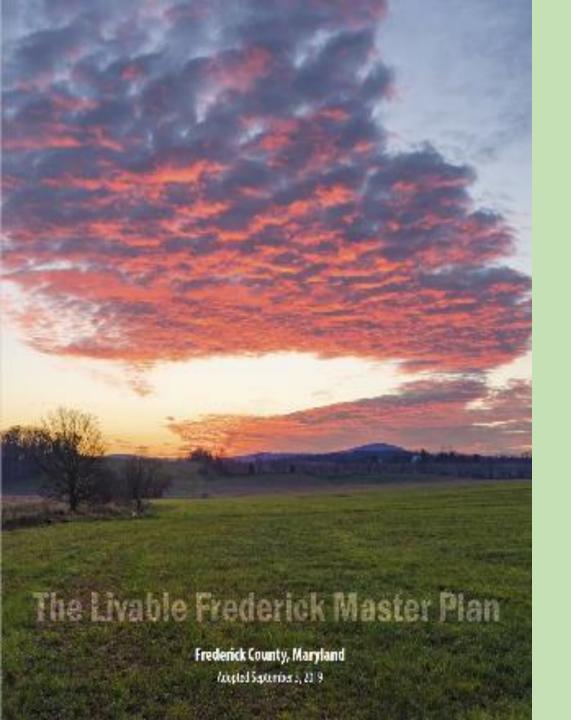
















Wellhead Protection Ordinance: In 2007 the county adopted wellhead protection legislation that regulate hazardous substance storage tanks. Any tank within certain distances of community groundwater supply groundwater suppl Wellhead Protection Ordinance: In 2007 the county adopted wellhead protection legislation that regulate hazardous substance storage tanks. Any tank within certain distances of community groundwater supply wells are substance storage tanks. Any tank within certain distances of community groundwater supply wells are substance storage tanks. Any tank within certain distances of containment and spill protection alarms that the above ground with 100% catchment hasins or double-walled containment and spill protection. hazardous substance storage tanks. Any tank within certain distances of community groundwater supply wells must be above ground with 100% catchment basins or double-walled containment and spill protection alarms.

The wellhead protection regulations also prohibit certain land uses and activities within wellhead protection. must be above ground with 100% catchment basins or double-walled containment and spill protection alarms.

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Forest Resource Ordinance: The county's Forest Resource Ordinance (FRO) was adopted in 1992 and is applied through the few allows for specific or official through the development review process to subdivisions and site plans. Forest Resource Ordinance: The county's Forest Resource Ordinance (FRO) was adopted in 1992 and is applied through the development review process to subdivisions and site plans. The FRO allows for on-site or off-site afforestation, purchase of forest banking credits, or a fee-in-lieu payment into the forest fund. The highest through the development review process to subdivisions and site plans. The FRO allows for on-site or off-site afforestation, purchase of forest banking credits, or a fee-in-lieu payment into the forest fund. The highest priority for meeting FRO requirements is the afforestation of stream valleys within the narricular developments. afforestation, purchase of forest banking credits, or a fee-in-lieu payment into the forest fund. The highest priority for meeting FRO requirements is the afforestation of stream valleys within the particular development of stream valleys within the particular development of stream valleys within the came waterched. Further FRO afforestation and forest banking priority areas are stream or at least within the came waterched. priority for meeting FRO requirements is the afforestation of stream valleys within the particular development or at least within the same watershed. Further, FRO afforestation and forest 'banking' priority areas are stream valleys on agriculturally-zoned land

Resource Conservation Zoning: The Resource Conservation (RC) Zoning District is applied throughout the country with the largest portion comprised of the forestlands on and around Catoctin Mountain. South Mountain around Catoctin Mountain. Resource Conservation Zoning: The Resource Conservation (RC) Zoning District is applied throughout the county, with the largest portion comprised of the forestlands on and around Catoctin Mountain, South Mountain county, with the largest portion comprised of the forestlands on and around Catoctin Mountain, and prohibits and Sugarloaf Mountain. The RC Zone limits new residential subdivision lots to 10 acres in size and prohibits. county, with the largest portion comprised of the forestlands on and around Catoctin Mountain, South Mouniand Sugarloaf Mountain. The RC Zone limits new residential subdivision lots to 10 acres in size and prohibits development on slopes of 25% or more. The RC zone does not permit the construction of new nublic streets and development on slopes of 25% or more. and Sugarloaf Mountain. The RC Zone limits new residential subdivision lots to 10 acres in size and prohibits development on slopes of 25% or more. The RC zone does not permit the construction of new public streets as a subdivision on slopes of 25% or more. The RC zone does not permit the construction of new public streets as a subdivision of 25% or more. The RC zone does not permit the construction of new public streets as a subdivision of 25% or more. The RC zone does not permit the construction of new public streets as a subdivision of 25% or more. The RC zone does not permit the construction of new public streets as a subdivision of the construction of new public streets as a subdivision of new public streets as a subdivision of new public streets as a subdivision of new public streets. development on slopes of 25% or more. The RC zone does not permit the construction of new public streets as part of residential subdivisions. Timber harvesting is permitted in all zoning districts with an approved logging part of residential subdivisions. Timber harvesting is permitted in all zoning districts with an approve harvesting in part of residential subdivisions. Timber harvesting is permitted in all zoning districts with an approve harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for timber harvesting in the freederick County Forestry Roard must also review and approve proposals for the freederick County Forestry Roard must also review and approve proposals for the freederick County Forestry Roard must also review and approve proposals for the freederick County Forestry Roard must also review and the freederick County Roard must also review and the freedering for the free part of residential subdivisions. Timber harvesting is permitted in all zoning districts with an approved logging permit. The Frederick County Forestry Board must also review and approve proposals for timber harvesting in the Pagaire Conservation Zone to ansure cound forestry hast management practices are employed. permit. The Frederick County Forestry Board must also review and approve proposals for timber harve the Resource Conservation zone to ensure sound forestry best management practices are employed.

Development Review Process: The Maryland Department of Natural Resources has an opportunity to review proposed subdivision and site plan applications to determine the existence of threatened and rate species on Development Review Process: The Maryland Department of Natural Resources has an opportunity to review proposed subdivision and site plan applications to determine the existence of threatened and rare species on a subject site.

Stream Restoration: The National Pollutant Discharge Elimination System Program (also known as the county's stormwater permit) requires water monitoring watershed assessment public education and the restoration of Stream Restoration: The National Pollutant Discharge Elimination System Program (also known as the county's stormwater permit) requires water monitoring, watershed assessment, public education, and the restoration of degraded stream corridors. The county's first restoration project was completed in 2007 and involved stream. stormwater permit) requires water monitoring, watershed assessment, public education, and the restoration of degraded stream corridors. The county's first restoration project was completed in 2007 and involved stream channel rehabilitation and riparian buffer plantings along a portion of Ballenger Creek at the Ballenger Creek. degraded stream corridors. The county's first restoration project was completed in 2007 and involved stream channel rehabilitation and riparian buffer plantings along a portion of Ballenger Creek at the Bal

Natural Resource Comprehensive Plan Designation: The Natural Resource land use plan designation is applied in the country to mountain areas with continuous forests and to stream corridors. Natural Resource Comprehensive Plan Designation: The Natural Resource land use plan designation is application in the county to mountain areas with contiguous forests and to stream corridors. Stream corridors included in the county to mountain areas with contiguous forests and to stream corridors. Also included within mountain/forestlands and stream paint streams defining the county's 20 subwatercheds. in the county to mountain areas with contiguous forests and to stream corridors. Stream corridors include major streams defining the county's 20 subwatersheds. Also included within mountain/forestlands and stream corridors are 100-year floodedain. plant/animal habitate chain clones and watlands. A surrose of the land year floodedain. major streams defining the county's 20 subwatersheds. Also included within mountain/forestlands and stream corridors are 100-year floodplain, plant/animal habitats, steep slopes, and wetlands. A purpose of the land use corridors are 100-year floodplain, plant/animal habitats, steep slopes, and wetlands. The plan designation is to identify and highlight these features relative to growth areas. The plan designation is to identify and highlight these features relative to growth areas. corridors are 100-year floodplain, plant/animal habitats, steep slopes, and wetlands. A purpose of the land use plan designation itself is plan designation is to identify and highlight these features relative to growth areas. The plan designation is to identify and highlight these features relative to growth areas. The plan designation is to identify and highlight these features relative to growth areas. The plan designation is to identify and highlight these features relative to growth areas. plan designation is to identify and highlight these features relative to growth areas. The plan designation itself is not a regulation, but it does provide the basis for considering the application of Resource Conservation zoning.

Public Ownership: Public ownership of parks and natural resource protection areas provides the greatest degree of protection for any sensitive area feature. There are over 25,000 acres of predominantly forested land under Public Ownership: Public ownership of parks and natural resource protection areas provides the greatest degre of protection for any sensitive area feature. There are over 25,000 acres of predominantly forested land under municipal. state, and federal ownership. Municipal ownership is comprised of watershed protection lands. of protection for any sensitive area feature. There are over 25,000 acres of predominantly forested land undi-municipal, state, and federal ownership. Municipal ownership is comprised of watershed protection lands primarily in the Catoctin Mountains. State lands include Catoctin and South Mountains. While forestland is the municipal, state, and federal ownership. Municipal ownership is comprised of watershed protection lands primarily in the Catoctin Mountains. State lands include Catoctin and South Mountains. While forestland is the primarily in the Catoctin Mountains. State lands included within these areas are steen slongs streams habitat predominant feature under public ownership also included within these areas are steen slongs. primarily in the Catoctin Mountains. State lands include Catoctin and South Mountains. While forestland is the predominant feature under public ownership, also included within these areas are steep slopes, streams, habitat of threatened

area surrounding, and including, Sugarloaf Mountain afted along Frederick County's southern edge in surgely undeveloped wedge of land between the surrounding preserve, punctuated by the visual prominence of mountains to mountain to occur, room the beauty and history in the surrounding fields and forests is a mountain's dual neaks, and grounded by the heauty and history in the surrounding fields and forests. Sugarloaf Mountain Rural Heritage Landscape - continues to transfer the recently reconcestatus. This valued rural preserve, punctuated by the visual prominence of the mountain's dual peaks, and grounded by the beauty and history in the surrounding fields and forests, is reconsisted as a special place even in a county that is home to many special places. of the mountain's dual peaks, and grounded by the beauty and history in the surrous recognized as a special place even in a county that is home to many special places.

The Sugarloaf area has already been demarcated as the Sugarloaf Mountain Historic Survey District which covers approximately 10.500 acres of land including the 3.200 acres which make up the mountain itself and have been The Sugarloaf area has already been demarcated as the Sugarloaf Mountain Historic Survey District which covers approximately 10,500 acres of land including the 3,200 acres which make up the mountain itself and have been approximately 10,500 acres of land including the Stronghold Trust. Immediately west of the Sugarloaf district preserved by Gordon Strong and his heirs under the Stronghold Trust. approximately 10,500 acres of land including the 3,200 acres which make up the mountain itself and have been preserved by Gordon Strong and his heirs under the Stronghold Trust. Immediately west of the Sugarloaf district for 200 acres, the Wachington Run Rural Area (2715 acres) and is the Carrollton Manor Rural Historic District for 200 acres. preserved by Gordon Strong and his heirs under the Stronghold Trust. Immediately west of the Sugarloaf district (9,300 acres), the Washington Run Rural Area (2,715 acres) and, is the Carrollton Manor Rural Historic District (9,300 acres), the Catoctin Rural Historic District. a 25,000 acres Nation across the Potomac River in Loudoun County. Virginia. the Catoctin Rural Historic District. is the Carroliton Manor Rural Historic District (9,300 acres), the Washington Run Rural Area (2,715 acres) and, across the Potomac River in Loudoun County, Virginia, the Catoctin Rural Historic District, a 25,000-acre National The Livable Frederick Master Plan

The Livable Frederick **Implementation Program** 

One such measure is in place. The designation of the area as an Opportunity Zone – incentivizing development through the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of the availability of investment tax credits – aligns with the County's plan to encourage and support the availability of investment tax credits – aligns with the County of the availability of the availa One such measure is in place. The designation of the area as an Opportunity Zone – incentivizing development through the availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of availability of investment tax credits – aligns with the County's plan to encourage and support the redevelopment of outlying vacant lands. the availability of investment tax credits – aligns with the County's plan to encourage and support to areas currently supported by public infrastructure over the development of outlying vacant lands.

PATIONALE FOR A LONGING

The development of a comprehensive plan update for the Sugarloaf Mountain area would allow Frederick County to consider its options as it seeks to enhance, and in some cases protect, the natural, cultural, and historical characteristics The development of a comprehensive plan update for the Sugarloaf Mountain area would allow Frederick County to consider its options as it seeks to enhance, and in some cases protect, the natural, cultural, and historical characteristics that define this part of Frederick County. To a large extent, it has been the efforts of private foundations, thoughtful that define this part of Frederick County. To a large extent, it has been the efforts of private foundations. consider its options as it seeks to enhance, and in some cases protect, the natural, cultural, and historical characteristic that define this part of Frederick County. To a large extent, it has been the efforts of private foundations, thoughtful residents, and individual landowners that have maintained this largely undisturbed and intact place, Sugarloaf Mountained this largely undisturbed and intact place. SUGARLOAF MOUNTAIN Treasured Landscape Management Plan (Large Area Plan) that define this part of Frederick County. To a large extent, it has been the efforts of private foundations, thoughtful residents, and individual landowners that have maintained this largely undisturbed and intact place. Sugarloaf Mountain residents, and individual landowners that have maintained this largely undisturbed and defining feature of the southeastern is a recognizable landmark to many in the region and serves as the centerpiece and defining feature. residents, and individual landowners that have maintained this largely undisturbed and intact place. Sugarloaf Mountain is a recognizable landmark to many in the region and serves as the centerplece and as the larger regional community, to portion of the county, It is in the best interest of both the local community, as well as the larger regional community. is a recognizable landmark to many in the region and serves as the centerpiece and defining feature of the southeastern portion of the county. It is in the best interest of both the local community, as well as the larger regional community, to make afforts now that will permit our grandchildren to appreciate this mountain and its surrounding forests, familiands. portion of the county, it is in the best interest of both the local community, as well as the larger regional community, to make efforts now that will permit our grandchildren to appreciate this mountain and its surrounding forests, familiands, and distinct settlements.

A planning process for the Sugarloaf Mountain District must include preparatory efforts including: Identification of key stakeholders including residents, landowners, businesses, institutional groups, such as Stronghold incorporated

- Stronghold incorporated
  A scoping document that establishes a conceptual study area

 Cultural and Historical Resources Identification Report
 Visual resources report to establish potential viewsheds of merit and local importance In recent years at Sugarloaf Mountain, neighbors in the district have grappled with land use proposals that may have challenged the rural character of the area. Several of these permitted uses — and other uses allowed through the Special Challenged the rural character of the area. In recent years at Sugarloaf Mountain, neighbors in the district have grappled with land use proposals that may have challenged the rural character of the area. Several of these permitted uses—and other uses allowed through the Special challenged the rural character of the area. Several of these permitted uses—and visitors by introducing visual exception process—could significantly after the living environment for residents and visitors by introducing visual exception process—could significantly after the living environment. challenged the rural character of the area. Several of these permitted uses – and other uses allowed through the Spi Exception process – could significantly alter the living environment for residents and visitors by introducing visual intrusions, traffic impacts, and sounds or noises audible across vast areas of the district. And while the mountain itsel Exception process – could significantly alter the living environment for residents and visitors by introducing visual is intrusions, traffic impacts, and sounds or noises audible across vast areas of the district. And while the mountain itself intrusions, traffic impacts, and sounds or noises audible across vast areas of the district. And while the mountain itself agreement (approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement intrusions, traffic impacts, and sounds or noises audible across vast areas of the district. And while the mountain itself (approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, Inc., the 1946 agreement approximately 3,000 acres within the district) is owned by the private non-profit Stronghold agreement approximately 3,000 acres within the district) is owned by the private non-profit stronghold agreement approximately 1,000 acres within the district of the 1946 agreement approximately 1,000 acres within the 1946 agreement appro (approximately 3,000 acres within the district) is owned by the private non-profit Stronghold, inc., the 1946 agreement struck by the original land aggregator, Gordon Strong, that permits public access to the mountain, includes a sunset date of 2045, after which ownership and public access is in question.

STRUCK by the original land aggregator, Gordon Strong, that permits of 2045, after which ownership and public access is in question.

RATIONALE FOR TIMING
Perhaps the most pressing immediate issue for the Sugarloaf Mountain area remains that of land use incompatibility,
as well as the specter of physical development that could significantly diminish the views from, and of. Perhaps the most pressing immediate issue for the Sugarloaf Mountain area remains that of land use incompatibility, as well as the specter of physical development that could significantly diminish the views from, and of, the mountains as well as the specter of physical development that could significantly diminish the views from, and of, the mountains as well as the specter of physical development that could significantly diminish the views from, and of, the mountains as well as the specter of physical development that could significantly diminish the views from a way that reduces the possibility that the specter of physical development that could significantly diminish the views from, and of, the mountains are remains that of land use incompatibility. as well as the specter of physical development that could significantly diminish the views from, and of, the mountains themselves. The concerns of local residents can best be addressed comprehensively, in a way that reduces the possibility for continued site-specific conflicts that are resource and time consumptive for landowners, neighbors, and county for continued site-specific conflicts that are resource and time consumptive for landowners. themselves. The concerns of local residents can best be addressed comprehensively, in a way that reduces the possibi-for continued site-specific conflicts that are resource and time consumptive for landowners, neighbors, and county officials. A comprehensive approach to documenting issues and finding solutions should begin in the very near future for continued site-specific conflicts that are resource and time consumptive for landowners, neighbors, and county of ficials. A comprehensive approach to documenting Issues and finding solutions should begin in the very near future so officials. A comprehensive approach to documenting Issues and finding solutions are threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes to the area threaten the character of the mountain that planning for this district is undertaken before significant changes the character of the planning for this district is undertaken before significant changes the character of the charact officials. A comprehensive approach to documenting issues and finding solutions should begin in the very near future so that planning for this district is undertaken before significant changes to the area threaten the character of the mountain and lands surrounding it.

An agricultural infrastructure plan is proposed in response to the Agricultural Infrastructure Sector Identified in the LFMP Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the LFMP Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the LFMP Livable Frederick Master Plan. THE AGRICULTURAL INFRASTRUCTURE PLAN An agricultural infrastructure plan is proposed in response to the Agricultural Infrastructure Sector identified in the LTMP Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the planning and is therefore an important aspect of implementation. Frederick County should make it a priority to do the planning and is therefore an important aspect of implementation. Livable Frederick Master Plan. This sector is one of four main elements of the growth strategy articulated in the LFMP and is therefore an important aspect of implementation. Frederick County should make it a priority to do the planning necessary to create a fertile environment for successful agricultural businesses.

and is therefore an important aspect of implementation. Frederick County should necessary to create a fertile environment for successful agricultural businesses.

The Livable Frederick Implementation Program

The SUGARLOAF Area Plan



Advisory Group convened – February 19,2020

Community Meeting/Open House – Feb. 27, 2020

# **BRIEFING BOOK**

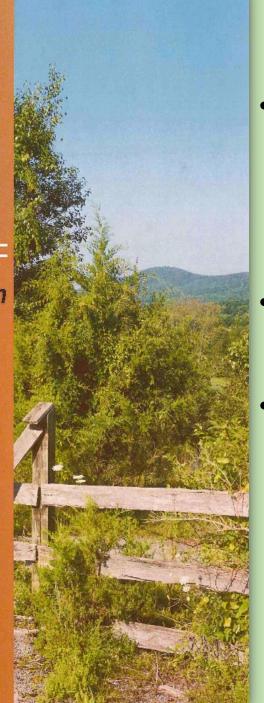


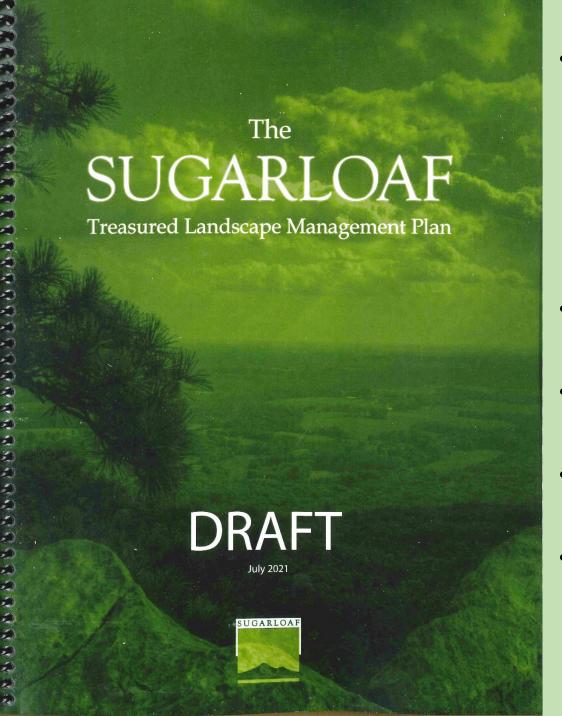




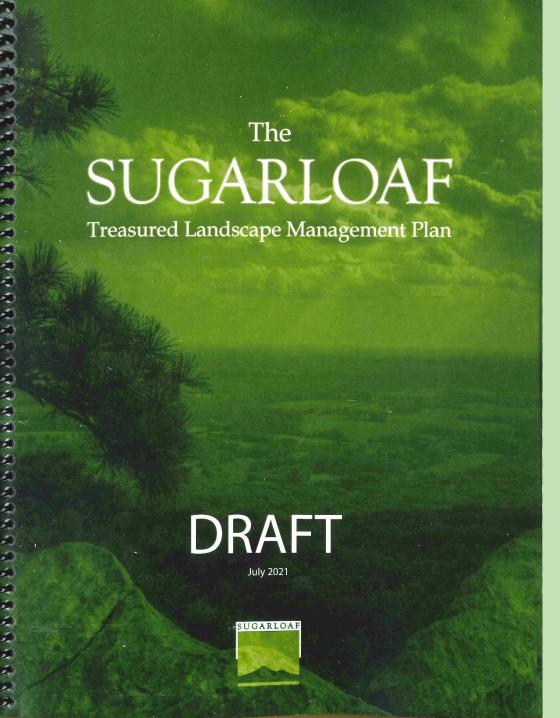
Livible Frederick Planning and Design Office

Frederick County Governme Frederick County Maryland 30 North Market Street Frederick, MD 22702



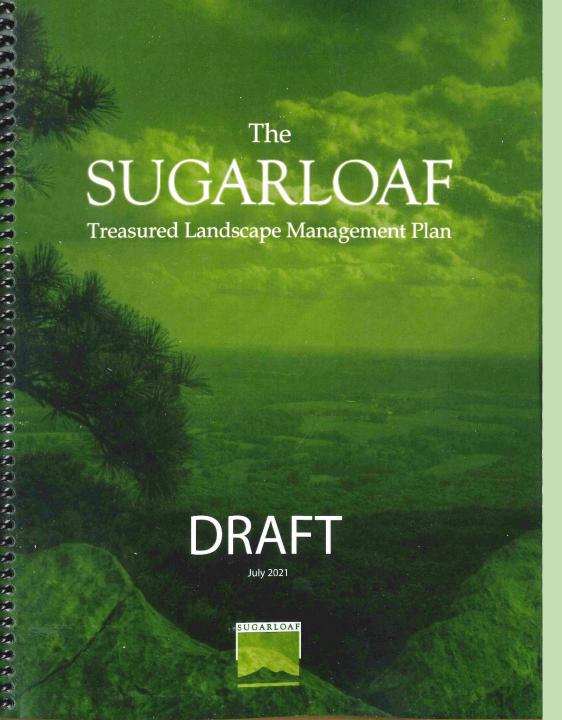


- Advisory Group meetings:
  - February 19, 2020
  - March 3, 2020
  - May 13, 14, 15, 2020
  - July 22, 2020
  - August 31, 2020
  - October 29, 2020
- Plan Outline/TOC (page v, vi)
- Plan Vision Statement/ Goals (page 4)
- Policies/Initiatives (within each chapter)
- Sugarloaf Rural Heritage Overlay Zoning District (pp. 40, 58, A-19)
  - -Purpose/Intent statement & Goals/Objectives



# **Plan Review and Adoption Process:**

- Advisory Group comments/recommendations
- Community meetings (virtual) August 17, 19
- Planning Commission Review, workshops, public hearing, and recommendation to County Council (to begin in September)
- County Council Review, workshops, public hearing, adoption



### **Plan Discussion Points**

Chapter by chapter review (brief)

Introduction & Background

History and Culture

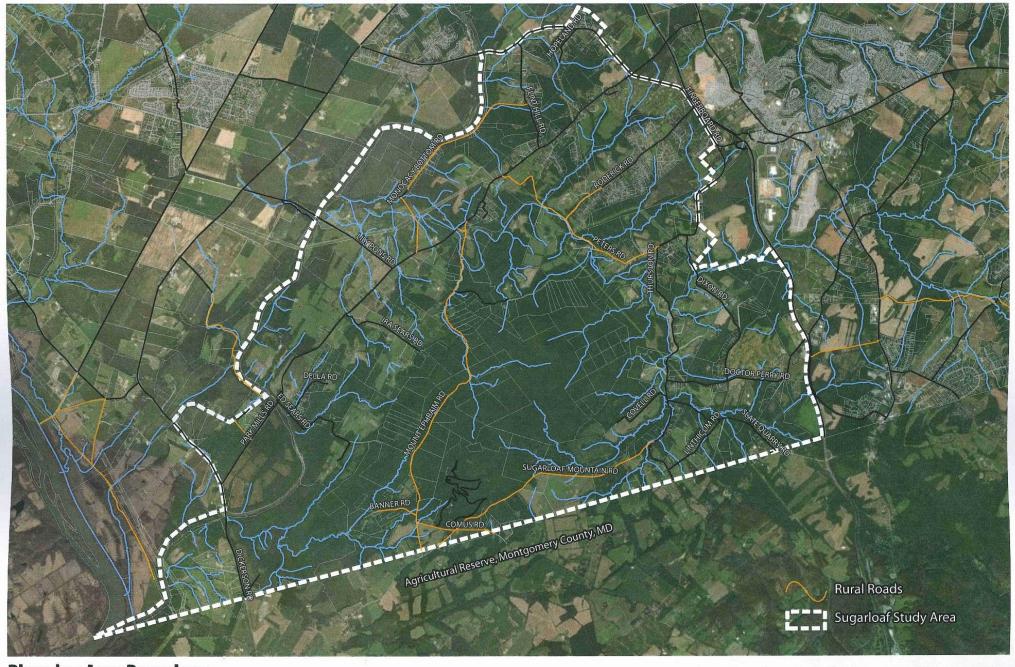
Sugarloaf Mountain and Stronghold, Incorporated
Land Use

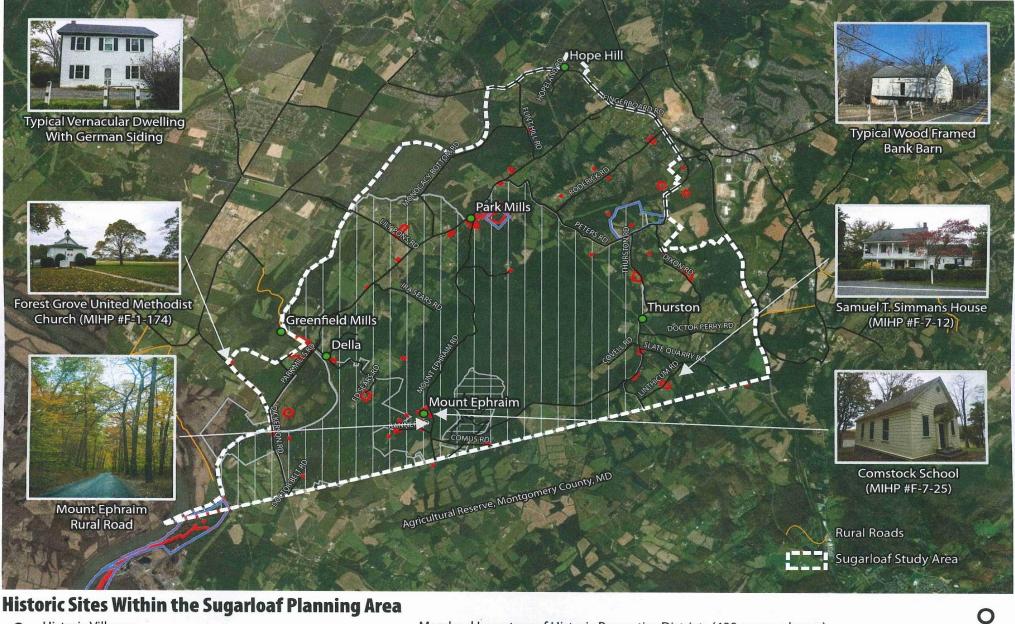
Transportation

Watershed Water Quality

Forestlands, Green Infrastructure, Biodiversity Climate Change

- Questions, comments, discussion after each chapter
- Proposed Overlay Zoning District Standards

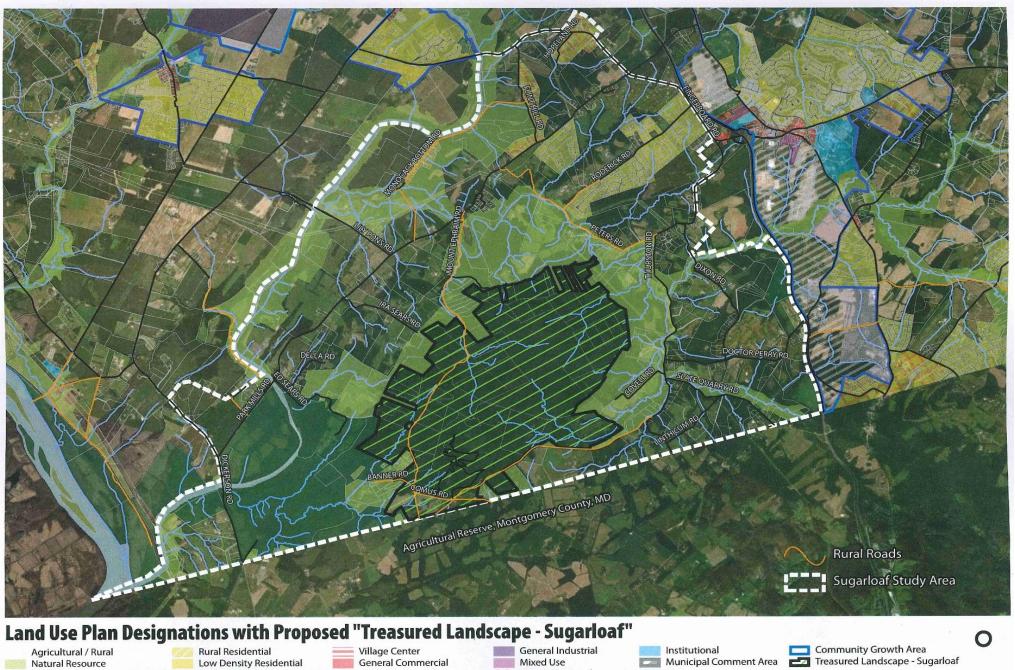




#### Historic Sites Within the Sugarloaf Planning Area

0	Historic Villages
	National Register of Historic Places (NRHP)
	Maryland Inventory of Historic Properties(MIHP)

Maryland Inventory of Historic Properties Districts (400 acres or larger) Monocacy Natural Resources Management Area Stronghold Survey District Sugarloaf Mountain Historic District



Public Parkland / Open Space **Rural Community** 

Medium Density Residential High Density Residential

Limited Industrial Office / Research / Industrial

OO Mixed Use Development // Mineral Mining

Water Right of Way

Map 4-3



Zoning Districts - Proposed Zoning Changes 

1 RC – Resource Conservation R1 – Residential



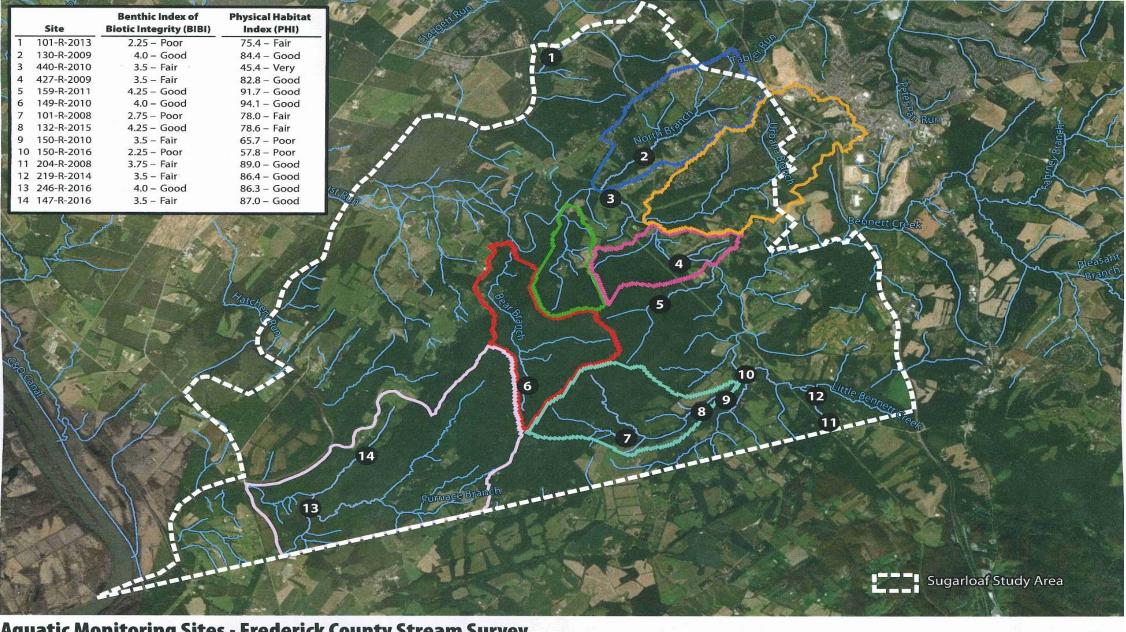
Zoning Districts - Proposed Zoning Changes 2 R1 – Residential

A – Agriculture



Zoning Districts - Proposed Zoning Changes 3

RC - Resource Conservation R1 - Residential







Bear Branch Watershed





Bennett Creek Subwatershed 2 🔼 Little Bennett Creek Subwatershed 🔑 Urbana Branch Watershed





Bennett Creek Subwatershed 1 Furnace Branch Watershed \* \* extends into Montgomery County





North Branch Watershed





Forest Interior Dwelling Species (FIDS) Habitat Areas as Modeled by MD-DNR

0

## **Sugarloaf Rural Heritage Overlay Zoning District** (page A-19)

Purpose & Intent Statement (pg. A-19)

The Sugarloaf Planning Area has high quality natural resources and unique features that support a vast, diverse, and healthy environment. Special protection measures are needed where land use changes could threaten those resources, environments, and features. It is the intent of the County, in creating this District, to ensure the long-term sustainability, health, and integrity of natural environmental systems, and maintain and protect the ecological function and rural qualities of the landscapes that comprise the Sugarloaf Planning Area. The District establishes criteria, standards, and review procedures for land development activities to minimize or eliminate adverse impacts to water quality, forest resources, wildlife habitats, and scenic and rural landscape elements.

- Square footage maximum (15,000 sq. ft.) for new non-residential buildings (pg. A-19)
  - Exceedance permitted w/ justification approval
  - Exemptions from building size threshold for Ag. Uses and Natural Resource uses

- Design standards for non-residential buildings (pg. A-20)
- Expanded environmental review for site plans, special exceptions, rezonings (pg. A-21)

# **Sugarloaf Rural Heritage Overlay Zoning District** (page A-19)

Prohibited Uses (pg. A-21)

Sawmill; springwater harvesting and storage; recreational vehicle storage facility; carnival/circus; rodeo; shooting range/club-trap, skeet, rifle, archery; aircraft landing and storage areas private-commercial use; outdoor sports recreation facility; borrow pit operations; industrial waste landfill; rubble landfill; resource recovery facility-separated recyclables; limited food waste composting-commercial activity; unlimited wood waste recycling facility; sludge amended yard waste; solid waste composting; sludge pit

- Permit application enhancements for timber harvest operations (pg. A-21—A-23)
- New standards for Solar Facilities and Communication Towers (pg. A-23)
- 'Private Park' new land use in RC zone (pg. A-24)